

BRYANT HOUSE, LIVERPOOL ROAD NORTH, MAGHULL, L31 2HF

FOR SALE – PART COMPLETE, WATERSIDE RESIDENTIAL DEVELOPMENT



- Canal-Side Development of four part-complete 2-bedroom apartments & 2-storey vacant commercial space of 2,764 sq ft
- Excellent opportunity for a developer/investor in affluent location with strong residential & commercial demand.
- 15 marked parking spaces in large car park to the front of the property
- Potential airspace scheme subject to planning on the flat roof.

[Link to Video walk-through **](#)**

**FLETCHER
BOND**

Bryant House

Maghull, Liverpool, L31 2HF

The
Opportunity

Location &
Situation

Description

Planning and
Investment
Analysis

Further
Information
& Contacts

Opportunity Summary

- Part-complete development of four premium residential flats and vacant commercial space of c. 2,764 sq ft.
- Attractive canal-side scheme in an affluent location in the centre of Maghull.
- A fantastic opportunity for an investor, developer or house builder to complete the scheme.
- The vacant commercial space may suit a range of uses including additional residential units or commercial accommodation.
- The development is partially completed with varying stages of completion throughout the four apartments.
- Planning consent previously granted for the change of use from Office (B1) to four self-contained apartments, café and Fitness Studio, with material amendments and new openings to external elevations.

Offers Invited



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Location

Set within an affluent area of Maghull, a town which lies approximately 8 miles to the north-west of Liverpool City Centre. The scheme offers an attractive canal-side backdrop with excellent amenity provision in close proximity.

The property itself lies to the west side of Liverpool Road North which connects to Westway (the A5147), forming the main high street through Maghull Town Centre. The area offers excellent commuting prospects with easy access to the A59 trunk road which links Liverpool, Ormskirk, Burscough and Preston, and provides access to the M57 and M58 Motorways just two miles from the property.

The surrounding area is a well-established residential destination which benefits from a broad range of amenities including national and independent retailers and leisure offerings within a 250 metres radius of the property including Morrisons, Home Bargains and Central Square Shopping Centre.



Indicative Purposes Only



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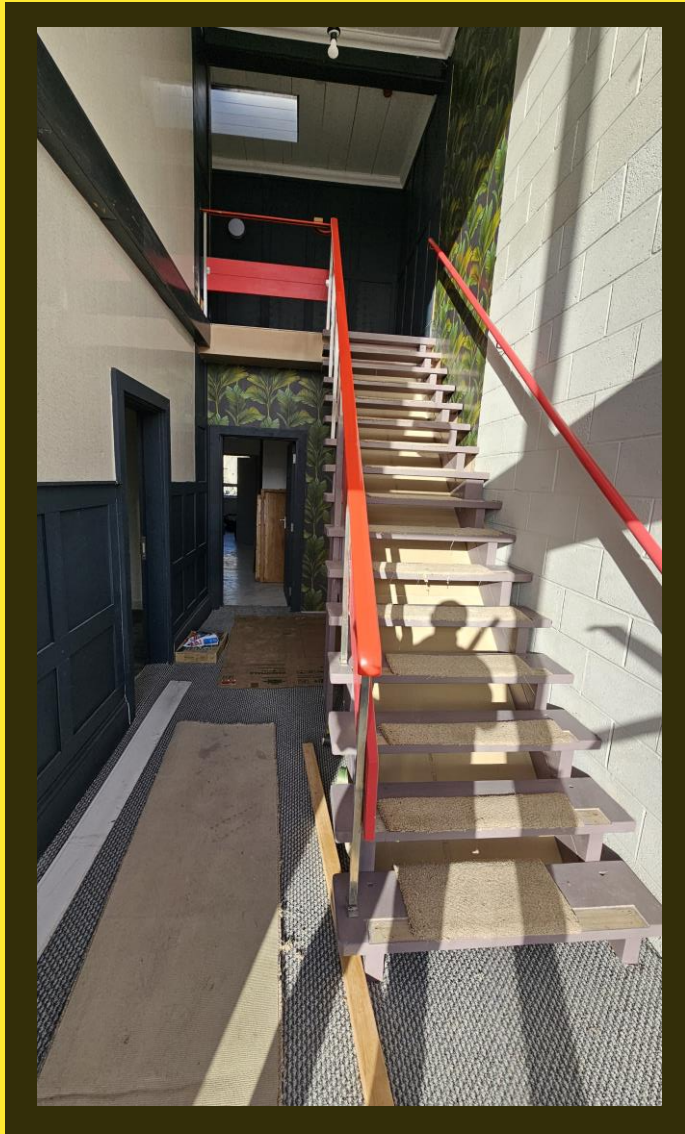
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Description

The property comprises a two-storey former office building that has been subject to a scheme to deliver four residential apartments and commercial accommodation including a café and Fitness Studio. Works to complete the apartments are well-advanced but in varying stages of completion.

The property is configured to provide two apartments at Ground Floor and two apartments at First Floor within the west section of the building. Commercial space is within the east section of the building.

The building has a total Gross Internal Area (GIA) of 652 sq m (7,016 sq ft).

Individual units provide the following GIA:-

- **Flat G.1:** 101 sq m (1,087 sq ft)
- **Flat G.2:** 75 sq m (807 sq ft)
- **Flat 1.1:** 101 sq m (1,087 sq ft)
- **Flat 1.2:** 73 sq m (785 sq ft)
- **Commercial:** 257 sq m (2,764 sq ft)

The property benefits from on-site parking with space for approx. 15 vehicles.

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Planning

The property is covered by Sefton Council's Local Plan.

We are aware of the following planning applications relevant to the property:-

DC/2016/01538 – change of use from Office (B1) to Four Self-Contained Apartments, a café and Fitness Studio, with material amendments and new openings to external elevations.

DC/2017/00575 – approval of reserved matters.

Interested parties should make their own planning enquiries.

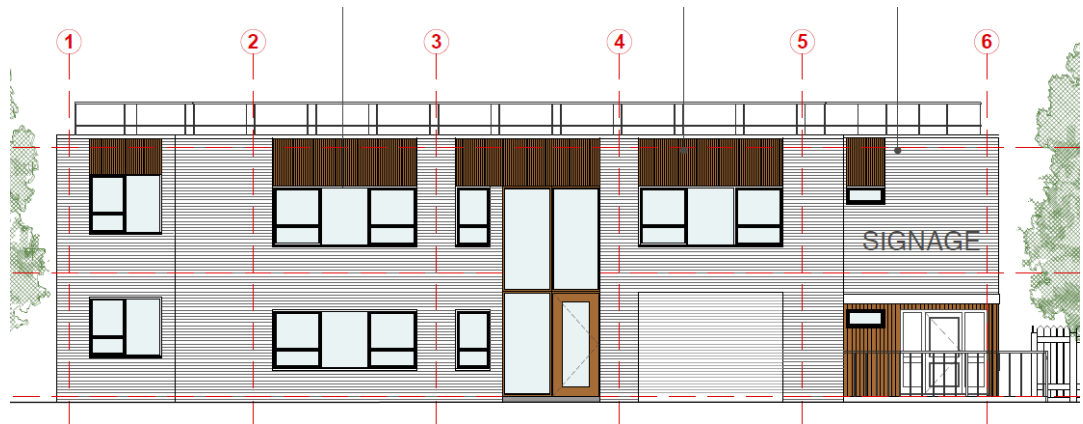
Tenure

The property is held freehold with registered title no. MS171735.

Services

We assume that all mains service connections (water, drainage, electricity and gas) are available to the property, though interested parties should make their own enquiries.

Indicative Scheme Layout



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Asset Management

Opportunity to complete the development and sell or let completed units. Scope to deliver additional apartments within the vacant commercial space subject to planning.

EPC

The property has an existing EPC providing a rating of F, valid from 2019. It is assumed that this does not reflect the current condition of the property given the ongoing refurbishment works.

VAT

We are currently seeking confirmation on the VAT status.

Business Rates

We have been unable to identify the property in the current rating list. Parties should make their own enquiries.

Offers Invited



Contact

For further information or to arrange a site inspection, please contact the following:

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[Link to video walk-through](#)

**Please contact us
for access to the
Data Room**

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January 2024